

Envision San José 2040

General Plan Update

February 28, 2011


Task Force Meeting #48

Agenda Item #3

Project Scope & Council Actions Report

1. Preferred Land Use Scenario (Revised) = Scenario 7
 - Job capacity moved to Urban Villages from Alviso
2. City Council 1/25/11 Options = Scenario 7A
 - GP07-02-01 (iStar)
 - GP10-05-01 (Rancho del Pueblo)
3. Remaining Envision Requests


Scenario 7



Preferred Land Use Scenario: Distribution of Jobs and Housing Growth Scenario, by Element
 (2015-2040 and 2040-2050) - 2040
 (2015-2040 and 2040-2050) - 2050

Element	2015-2040	2040-2050	2015-2040	2040-2050	2015-2040	2040-2050	2015-2040	2040-2050	2015-2040	2040-2050
Total Jobs	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Urban Villages	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Alviso	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Other	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000

Scenario 7A

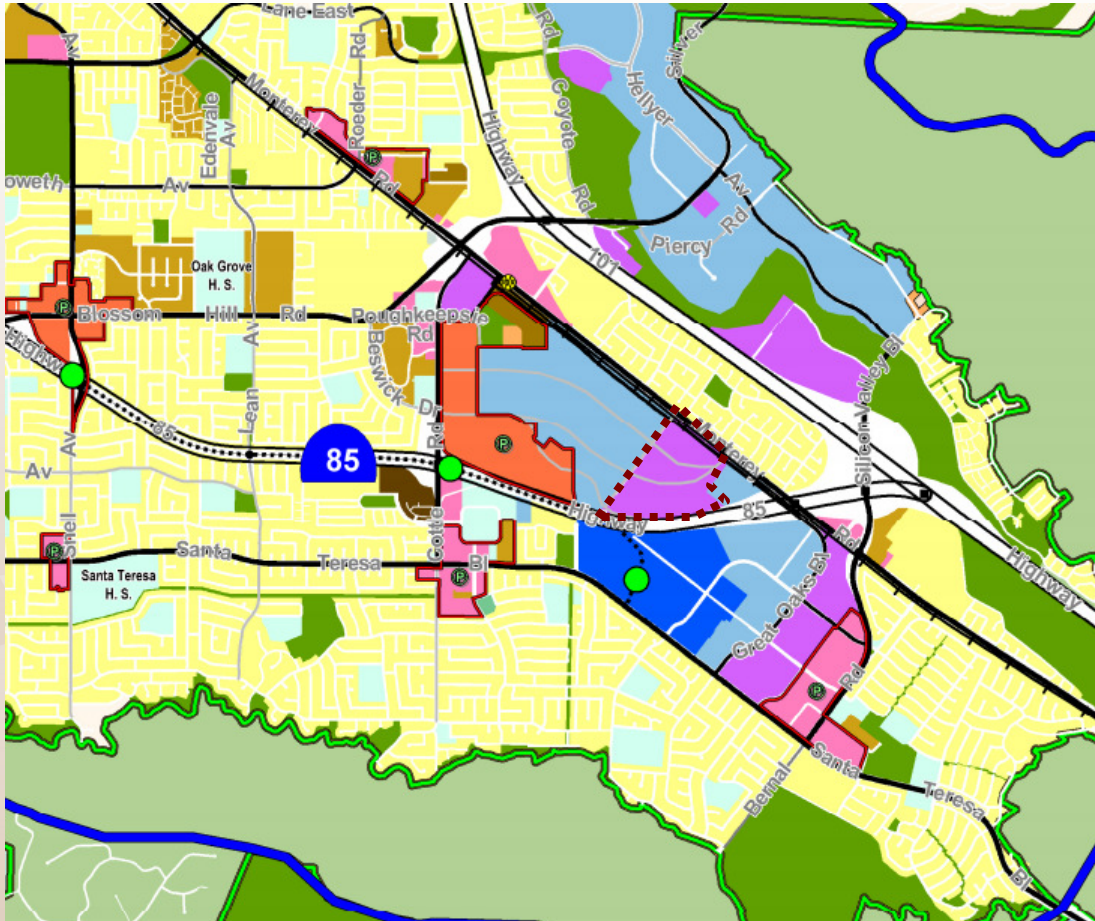


Preferred Land Use Scenario: Distribution of Jobs and Housing Growth Scenario, by Element
 (2015-2040 and 2040-2050) - 2040
 (2015-2040 and 2040-2050) - 2050

Element	2015-2040	2040-2050	2015-2040	2040-2050	2015-2040	2040-2050	2015-2040	2040-2050	2015-2040	2040-2050
Total Jobs	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Urban Villages	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Alviso	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Other	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000

Agenda Item #3

GP07-02-01 (iStar) Scenario 7A Adjustments



Change from:

- 76 Acres of Combined Industrial / Commercial

Change To:

- 76 Acres of Mixed-Use Residential

Agenda Item #3

GP07-02-01 (iStar) Scenario 7A Adjustments

Preferred Land Use Study Scenario + iStar & Rancho - Distribution of Job and Housing Growth Capacity by Location												
839,450 Jobs and 429,350 Dwelling Units; 1.3 J/ER												
Existing 2008 Development: 369,450 Jobs & 309,350 DU										February 18, 2011		
Growth Above Existing: 470,000 Jobs & 120,000 DU												
	Scenario Summary Data											
	Total Jobs Added	Industrial/ Warehouse	R&D/ Low-Rise	Mid & High Rise Office	Retail (Small)	Retail (Large)	Institutional/ Other	Total DU Added	Total MFD	Total SFD	Total HH	Population Added (3.06 P/HH)
Total Job/DU Growth	470,000	43,114	158,401	206,072	35,032	6,878	20,503	120,000	116,328	3,672	116,221	355,634
Employment Land Areas												
Monterey Business Corridor (v)	1,095	1,095	-	-	-	-	-	-	-	-	-	-
New Edenvale	16,000	9,000	7,000	-	-	-	-	-	-	-	-	-
Old Edenvale Area (Bernal)	29,950	-	9,917	19,635	398	-	-	-	-	-	-	-
Light Rail Villages (Existing LRT)												
VR17 - Oakridge Mall and Vicinity (v)	9,090	-	1,566	2,966	2,211	230	2,117	7,343	7,343	-	7,112	21,762
VR18 - Blossom Hill Rd/Cahalan Av	1,780	-	308	440	549	43	440	600	600	-	581	1,778
VR19 - Blossom Hill Rd/Snell Av	3,368	-	569	1,820	569	69	341	643	635	8	623	1,906
Portion Housing Capacity Already Entitled								8	-	8	8	24
Light Rail Villages (Existing LRT) Sub-Total	27,890	-	5,122	11,405	5,582	950	4,831	20,078	20,070	8	19,446	59,503
Commercial Center Villages & Corridors												
C34 - Tully Rd/S. King Rd	1,900	-	1,010	-	500	60	330	1,000	1,000	-	969	2,964
C35 - Valley Fair/Santana Row and Vicinity (v)	2,410	-	660	920	185	130	515	2,635	2,635	-	2,552	7,809
Portion Housing Capacity Already Entitled	-							725	725	-	702	2,149
C36 - Paseo de Saratoga and Vicinity	3,000	-	525	725	930	95	725	2,500	2,500	-	2,421	7,409
C37 - Santa Teresa Bl/Bernal Rd	1,500	-	450	400	300	50	300	452	452	-	438	1,340
C38 - Winchester Boulevard	4,600	-	1,050	1,150	1,000	200	1,200	2,000	2,000	-	1,937	5,927
C39 - S. Bascom Avenue (North)	1,000	-	300	-	550	50	100	1,400	1,400	-	1,356	4,149
Other Identified Growth Areas												
Vacant Lands	3,625	400	700	-	815	1,560	150	1,273	785	488	1,233	3,773
Entitled & Not Built	-	-	-	-	-	-	-	1,697	575	1,122	1,644	5,029
iStar (File No. GP07-02-01)								1,100	220	880	1,065	3,260
Rancho del Pueblo (File No. GP10-05-01)								570	428	142	552	1,689

Agenda Item #3

GP10-05-01 (Rancho del Pueblo) Scenario 7A Adjustments



Change from:

- 31 Acres of Open Space, Parklands and Habitat

Change To:

- 26 Acres of Mixed-Use Residential and
- 5 Acres of Open Space Parklands and Habitat

Agenda Item #3

GP10-05-01 (Rancho del Pueblo) Scenario 7A Adjustments

Preferred Land Use Study Scenario + iStar & Rancho - Distribution of Job and Housing Growth Capacity by Location													
839,450 Jobs and 429,350 Dwelling Units; 1.3 J/ER													
Existing 2008 Development: 369,450 Jobs & 309,350 DU									February 18, 2011				
Growth Above Existing: 470,000 Jobs & 120,000 DU													
		Scenario Summary Data											
	Total Jobs Added	Industrial/ Warehouse	R&D/ Low-Rise	Mid & High Rise Office	Retail (Small)	Retail (Large)	Institutional/ Other	Total DU Added	Total MFD	Total SFD	Total HH	Population Added (3.06 P/HH)	
Total Job/DU Growth		470,000	43,114	158,401	206,072	35,032	6,878	20,503	120,000	116,328	3,672	116,221	355,634
BART/Caltrain Villages													
VT2 - Berryessa BART / Berryessa Rd/Lundy Av (v)		22,100	(200)	1,830	19,870	250	300	50	4,814	4,804	10	4,662	14,267
Portion Housing Capacity Already Entitled									3,884	3,884	-	3,762	11,511
VT3 - Five Wounds BART		4,050	-	-	4,000	-	-	50	672	672	-	651	1,992
VT4 - The Alameda (East)		1,610	-	250	1,230	100	-	30	411	402	9	398	1,218
Portion Housing Capacity Already Entitled									9	-	9	9	27
VT6 - Blossom Hill / Hitachi		-	-	-	-	-	-	-	2,930	2,930	-	2,838	8,683
Portion Housing Capacity Already Entitled									2,930	2,930	-	2,838	8,683
VT7 - Blossom Hill / Monterey Rd		1,940	-	200	1,550	190	-	-	-	-	-	-	-
BART/Caltrain Villages Sub-Total		29,700	(200)	2,280	26,650	540	300	130	8,827	8,808	19	8,549	26,160
Other Identified Growth Areas													
Vacant Lands		3,625	400	700	-	815	1,560	150	1,273	785	488	1,233	3,773
Entitled & Not Built		-	-	-	-	-	-	-	1,697	575	1,122	1,644	5,029
iStar (File No. GP07-02-01)									1,100	220	880	1,065	3,260
Rancho del Pueblo (File No. GP10-05-01)									570	428	142	552	1,689
Former Villages (no housing growth capacity)													
VT25 - W. Capitol Expy/Monterey Rd		870	-	650	-	110	-	110	-	-	-	-	-
VR16 - S. Capitol Av/Capitol Expy		260	-	65	130	33	-	32	-	-	-	-	-
VR24 - Monterey Hwy/Senter Rd		1,280	-	940	-	170	-	170	-	-	-	-	-
VR26 - E. Capitol Expy/McLaughlin Dr		630	-	490	-	70	-	70	-	-	-	-	-
VR27 - W. Capitol Expy/Vistapark Dr		680	-	540	-	70	-	70	-	-	-	-	-
C42 - Story Road (v)		7,020	-	3,800	2,000	615	-	605	-	-	-	-	-
C45 - County Fairgrounds		4,120	710	2,780	-	520	-	110	-	-	-	-	-
C46 - Meridian / Parkmoor		1,200	-	500	480	110	-	110	-	-	-	-	-
Other Identified Growth Areas Sub-Total		19,685	1,110	10,465	2,610	2,513	1,560	1,427	4,640	2,008	2,632	4,494	13,751

Agenda Item #4

Land Use Designations Outside of the UGB

San Jose 2020 General Plan

- Non-Urban Hillside
- Public Park and Open Space
- Private Open Space
- Agriculture
- Private Recreation
- Public/Quasi Public
- Industrial Park
- Very Low Density Residential
- Rural Residential

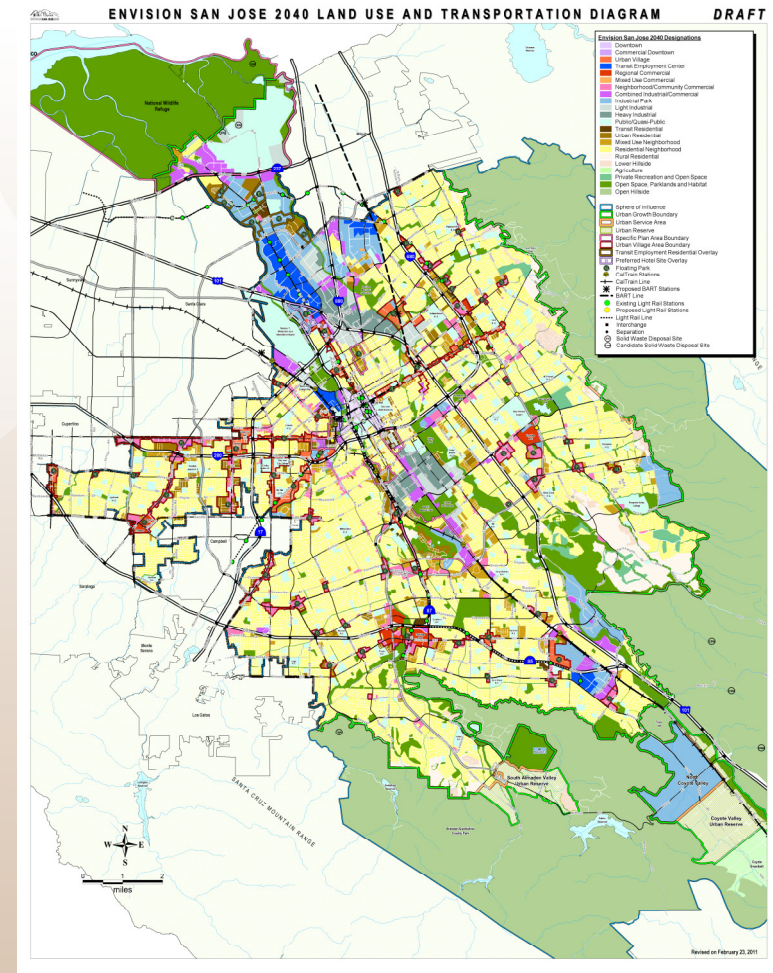
Envision 2040 General Plan

- Open Hillside
- Agriculture

Agenda Item #4

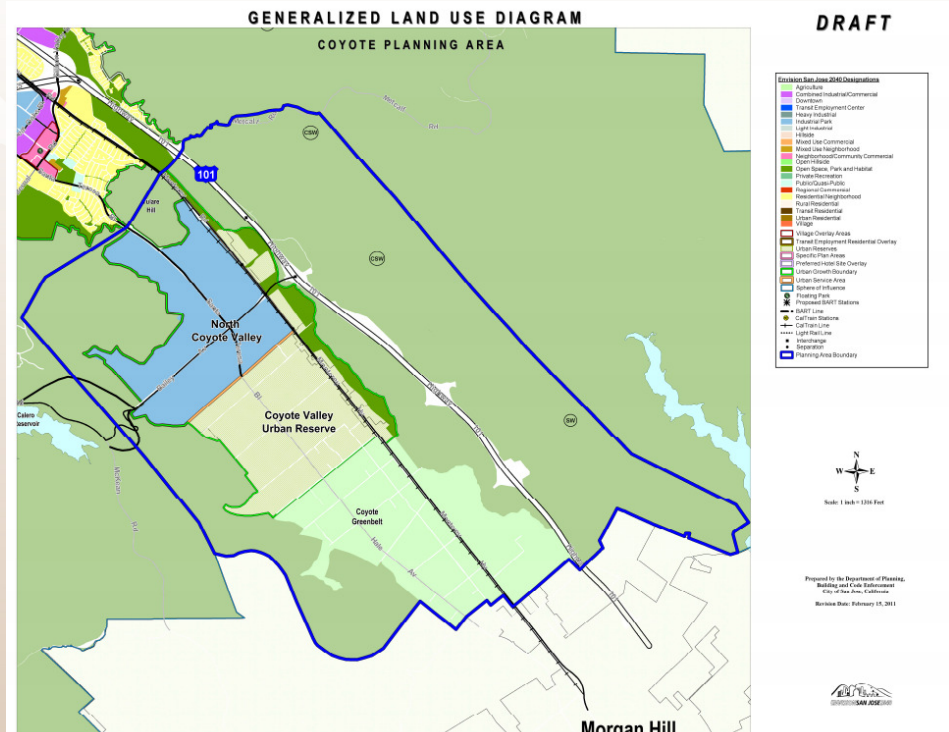
Potential Land Uses Outside of the UGB

- Open Hillside
 - Goals
 - Land Uses
 - Development Policies
- Agriculture (Greenbelt)
 - Goals
 - Land Uses
 - Development Policies



Agenda Item #4

Potential Land Uses Outside of the UGB - Agriculture



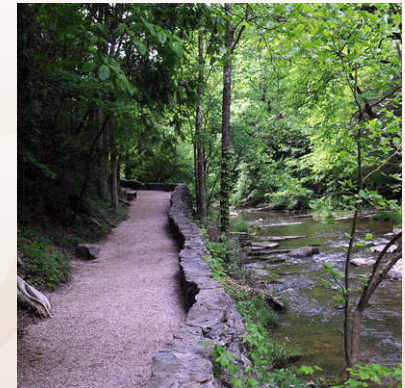
Agenda Item #4

Potential Land Uses Outside of the UGB

Existing Open Hillside setting



Conference / Retreat Center



Agenda Item #4

Potential Land Uses Outside of the UGB

Natural landscape
cemeteries



Urban cemetery
including cremation
and mortuary services



Agenda Item #4

Potential Land Uses Outside of the UGB

Appropriate Uses?

- Open Space / Habitat
- Agriculture
- Non-Urban Residential
- Institutional (e.g., Religious, Conference Center)
- Private Recreation

Appropriate Character?

- Low-intensity
(e.g., buildings occupy less than 3% of site)
- Land disturbance
(e.g., minimize grading, irrigation, roadways)
- Native or non-native vegetation

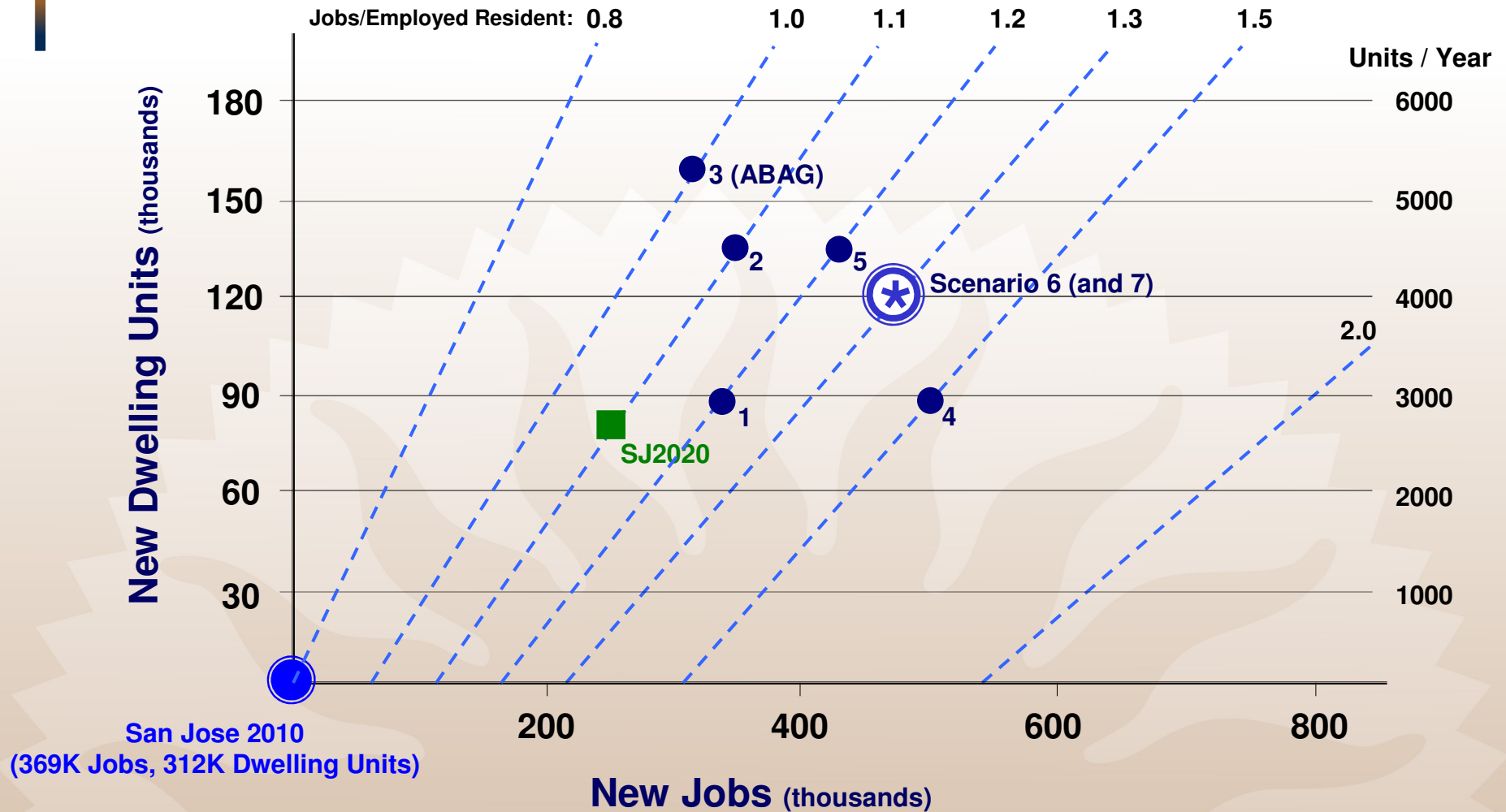


Agenda Item #5

Growth Phasing

1. Goals and Objectives
2. Number of Villages per Horizon
3. Selection of Villages in each Horizon
4. Process for Modifications
5. Exceptions

Agenda Item #5 – Growth Phasing



Agenda Item #5 – Growth Phasing

Horizon Options

1. No Phasing
2. Maintain Current Program
(e.g. 18 Villages in Horizon 1)
3. Fewer or More?

2011 Land Use / Transportation Diagram Growth Areas (Base + Horizon 1)	Category	Mixed-Use / Residential Acres	Average Planned Density (DU/AC)	Total Planned (Projected) Unit Yield
Total Planned Residential Capacity				84,951
Downtown	Base	50	207	10,360
Specific Plan Areas	Base	N/A	N/A	15,740
Vacant Lands	Base	262	5	1,183
Entitled & Not Built (Outside Growth Areas)	Base	218	8	1,697
North San Jose (excluding Rincon South)	Base			25,380
General Plan Residential Base Subtotal				54,360
VT2 - Berryessa BART / Berryessa Rd/Lundy Av	BART	48	100	4,814
VT4 - The Alameda (East)	BART/Caltrain	4	100	402
VT6 - Blossom Hill / Hitachi	Caltrain	N/A	N/A	2,930
VR8 - Curtner Light Rail/Caltrain	Light Rail St.	36	40	1,440
VR9 - Race Street Light Rail	Light Rail St.	65	40	2,612
VR12 - N. Capitol Av/Hostetter Rd	Light Rail St.	31	40	1,230
VR19 - Blossom Hill Rd/Snell Av	Light Rail St.	28	40	1,108
CR20 - N. 1st Street	LR Corridor	43	40	1,733
CR21 - Southwest Expressway	LR Corridor	79	40	3,167
VR22 - Arcadia/Eastridge (potential) Light Rail	Plan LR St.	6	42	250
CR28 - E. Santa Clara Street	Plan LR Corridor	30	50	1,500
CR29 - Alum Rock Avenue	Plan LR Corridor	50	50	2,495
CR30 - The Alameda (West)	Plan LR Corridor	8	50	400
CR31 - W. San Carlos Street	Plan LR Corridor	25	50	1,245
C35 - Valley Fair/Santana Row and Vicinity	Commercial Ctr.	53	50	2,635
C39 - S. Bascom Avenue (North)	Commercial Ctr.	28	50	1,400
C43 - S. De Anza Boulevard	Commercial Ctr.	17	50	845
V55 - Evergreen Village	Nbhd Village	10	40	385
Horizon 1 Growth Area Subtotal				30,591

Agenda Item #5 – Growth Phasing

Selection Criteria / Location of Villages (IP-2.8)

Horizon (Phase)	Residential Growth Areas
Horizon 1 (Entitlements)	<ul style="list-style-type: none">▪Downtown▪North San Jose Area Development Policy▪Specific Plans▪Existing Entitlements▪Vacant Land Inventory
Horizon 1 Growth Areas	<ul style="list-style-type: none">▪BART/Caltrain Village (The Alameda)▪Light Rail/BRT Villages (Curtner, Race, Capitol/Hostetter, Blossom Hill/Snell, North 1st, Southwest Expressway, East Santa Clara, Alum Rock, The Alameda, West San Carlos)▪Commercial Centers (Valley Fair / Santana Row, South Bascom – North, South De Anza)▪Neighborhood Village (Evergreen)
Horizon 2	<ul style="list-style-type: none">▪Light Rail Villages (Capitol/87, Capitol/McKee, Stevens Creek)
Horizon 3	<ul style="list-style-type: none">▪BART/Caltrain Village (Five Wounds)▪Light Rail/BRT Villages (Penitencia Creek, Capitol/Berryessa, Capitol/Mabury, Oakridge)▪Commercial Centers (Winchester)
Horizon 4	<ul style="list-style-type: none">▪Light Rail/BRT Villages (Blossom Hill/Cahalan)▪Commercial Centers (remaining)
Horizon 5	<ul style="list-style-type: none">▪Light Rail/BRT Villages (Capitol/Silver Creek)▪Neighborhood Villages (remaining)

Agenda Item #5

Growth Phasing – Process for Modifications

General Plan Amendment to modify Urban Village size or location, or create new Villages (IP-3.5)

Adjustments to Urban Village Area Boundaries through Urban Village Planning process (IP-5.1)

Maintain 120,000 DU housing capacity; maintain or add to 470,000 job capacity (IP-3.4)

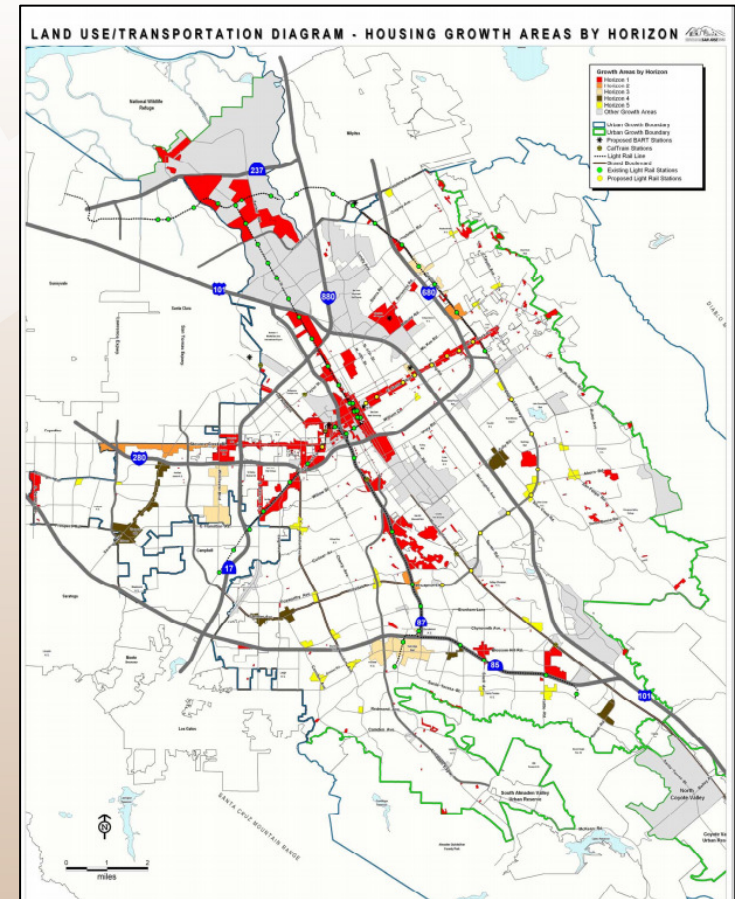
Consider impacts on transit use, bicycle and pedestrian activity, and traffic congestion, upon the City's job growth capacity and anticipated fiscal performance (IP-3.6)

Consider consistency with overall Goals, including Jobs / Housing balance, General Plan Performance Measures

Agenda Item #5 – Growth Phasing

Questions for Task Force

1. Goals and objectives?
Desired outcomes?
2. Maintain current program?
3. Change amounts and/or locations?
4. Add/reduce flexibility for modifications?



Agenda Item #6

Public Comment

Agenda Item #7

Task Force Recommendations

1. Lands Outside of the Urban Growth Boundary
2. Phasing

Agenda Item #8

Announcements

- **Next Task Force Meeting – March 21, 2011**
- **Envision EIR Circulation (Spring 2011)**
- **City Council Hearing (Fall 2011)**